

**Burr Oak Township Planning Commission  
Meeting Minutes  
January 20, 2025 at 7:00 p.m.**

**Members: Kasdorf, Peterson, Craven, Wickey, Conrod**

**Eight guests attended**

- I. Call To Order 7:00 Commission Chair Wickey  
Welcome new member: Stephanie Conrod
- II. Pledge of Allegiance
- III. Approval of Meeting Agenda  
Corrected date of next meeting. Motion to accept by Kasdorf, second by Craven, motion carried
- IV. Approval of Secretary's Report  
October 21, 2024 BO Township Planning Commission Meeting Minutes  
Motion by Kasdorf to approve minutes, second by Craven, motion carried.
- V. Chair's Report
  1. Inquiry from solar developer regarding solar ordinance and zoning map for Burr Oak Village. Also, forwarded info from County Planning Commission on solar ordinances. Not likely to have small community solar in BO without updating power substation. 500 acres (50 megawatts) and above not subject to township regs. 4 choices for township: 1. Let state regulate zoning thru MPSC (twp gets no money from state), 2. Rewrite our ordinance, 3. Create ordinance that is workable but does not comply with new state law, 4. Have ordinance not in compliance and is not workable (solar company goes to state). Is our current ordinance "workable"?
  2. Update on the county master plan process. Recommendation of the Burr Oak Twp Planning Commission. Peterson moved to suggest zoning correction in area east of BO (Cronkhite farm), sec by Kasdorf to check on status of that parcel. Motion carried.
  3. Chair wants to get the plan process done. Also family/home business language, and PUD into the ordinance. New state law makes our ordinance out of compliance with solar and wind energy.
  4. Review of ZBA meeting and Crites' fence request.
- VI. Old Business
  1. Report on findings of the committee studying home occupation and family business ordinances. (Peterson and Craven)  
Refine parking requirements and space occupied language. Committee will draft language to replace current ordinance language

2. Report on findings of the committee studying a possible PUD development amendment to our ordinances. (Kasdorf and Craven). Presented Ch 11 of Sherman Twp ordinance, recently adopted. Also presented Porter Twp ordinance.

VII. New Business

1. Application for Special Exception Use Permit from County Road Commission to process gravel at their site on Robinson Road. Each site is utilized every 5 years. Motion by Kasdorf to grant special excepted use permit subject to township board's rezoning. Second by Craven. Motion carried.

Discussion: Newly purchased adjacent property to old pit. Land not zoned commercial, mining sand and gravel not permitted in ag zoning. Neighbors aren't keen on commercial zoning adjacent to their property. Old site will be gradually reclaimed. Both lots are 17 acres.

VIII. Adjournment Motion

Craven motion to adjourn, Second by Peterson, motion carried. Adjourned 8:50.

Next scheduled meeting of the Planning Commission: July 20, 2025